

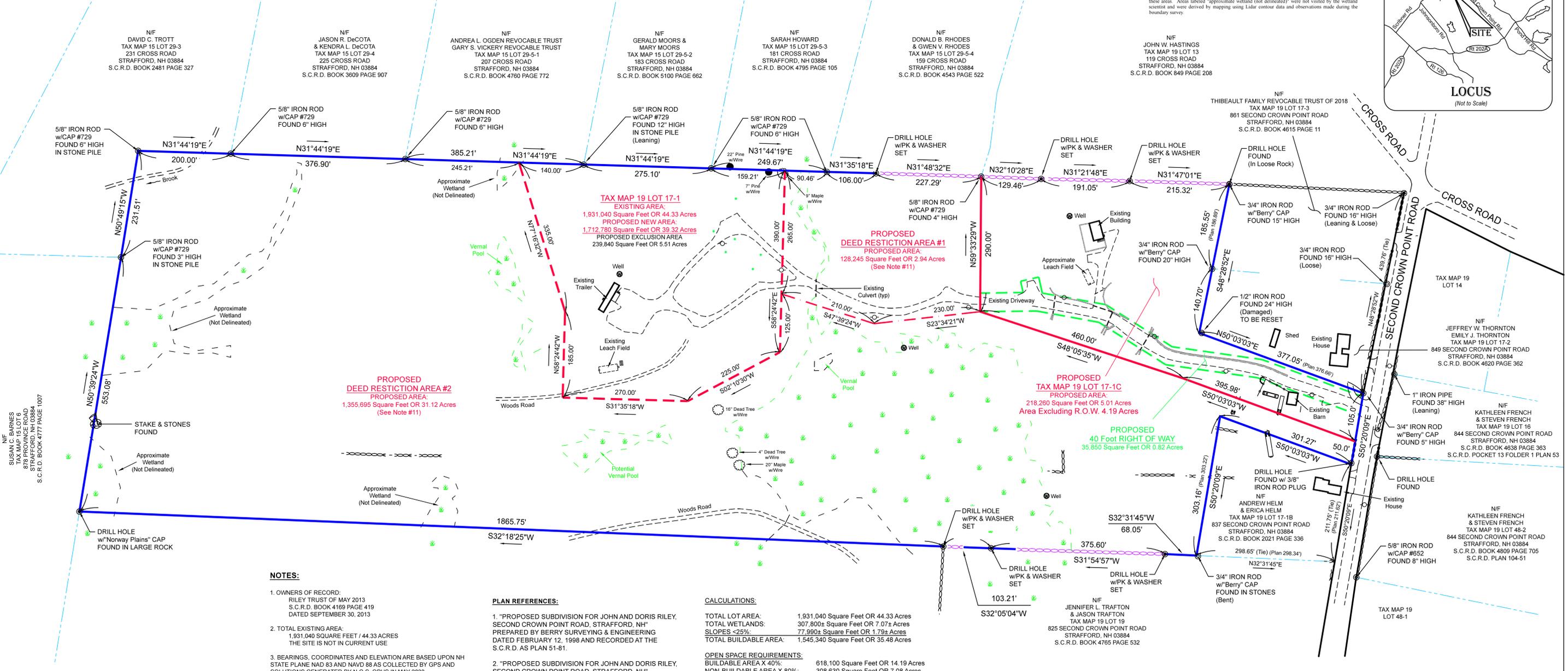
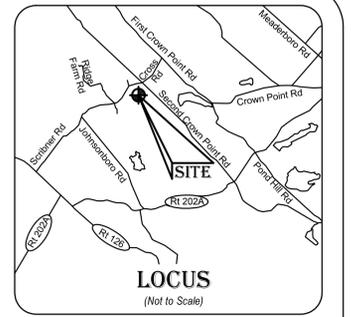
WETLAND NOTE:

On May 26, 2023, the wetland boundary was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086 on a limited portion of the property owned by Riley Trust of 2013. Subsequently numbered pink and black striped flags (A1-AS8, B1-B19, C1-C19, D1-D11, E1-E3, & F1-F10) were placed along the wetland boundary. These flags were surveyed located by Stonewall Surveying and placed onto the base map.

The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northeast and Northcentral Region*, (Version 2, January 2012).

While an official vernal pool investigation was not conducted there were primary vernal pool indicator species observed on May 26, 2023 in the following areas. One ponded area in the "A" series and the "F" series wetland. The "C" series had ponded portions that are potential vernal pools but no primary indicator species were observed during the delineation.

The delineation was conducted primarily for planning on proposed Tax Map 19 Lot 17-1C as well as the area labeled proposed 5.51 acre exclusion area and the existing gravel access driveway serving these areas. Areas labeled "approximate wetland (not delineated)" were not visited by the wetland scientist and were derived by mapping using Lidar contour data and observations made during the boundary survey.



NOTES:

- OWNERS OF RECORD: RILEY TRUST OF MAY 2013, S.C.R.D. BOOK 4169 PAGE 419, DATED SEPTEMBER 30, 2013
- TOTAL EXISTING AREA: 1,931,040 SQUARE FEET / 44.33 ACRES. THE SITE IS NOT IN CURRENT USE
- BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE NAD 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN MAY 2023.
- SECOND CROWN POINT ROAD IN THIS LOCATION IS ASSUMED TO HAVE A 3 ROD WIDTH RIGHT OF WAY. EXISTING SURVEY PLANS AND HISTORIC STONEWALLS WERE USED FOR THE EDGE RIGHT OF WAY.
- THE PROPOSED NEW LOT 17-1C WILL HAVE A 40 FOOT WIDE RIGHT OF WAY FOR ACCESS AND UTILITIES OVER AND ACROSS PROPOSED LOT 17-1C. SAID DRIVEWAY WILL BE MAINTAINED JOINTLY FROM SECOND CROWN POINT ROAD TO THE DRIVEWAY SPLIT.
- THE AREA OUTSIDE THE EXCLUSION AREA, WILL HAVE A CONSERVATION EASEMENT PLACED ONTO TO IT PROHIBITING FUTURE DIVISIONS AND DEVELOPMENT.
- THE SUBJECT PARCELS IS IN FLOOD ZONE "X" AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 190 OF 405, MAP NUMBER 33017C001900 EFFECTIVE DATE MAY 17, 2005."
- EACH LOT WILL BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- BASED UPON THE TRIP GENERATION STANDARDS ("TRIP GENERATION" INSTITUTE OF TRANSPORTATION ENGINEERING, 6TH EDITION, VOL 2), THE AVERAGE SINGLE FAMILY TRIPS PER DAY IS 10. THIS SUBDIVISION WOULD PRODUCE 10 ADDITIONAL TRIPS PER DAY ON AVERAGE.
- THE "TOPOGRAPHIC PLAN", SHEET #2 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE STRAFFORD TOWN OFFICE.
- THE DEED RESTRICTION AREA #1 ALLOWS FOR AGRICULTURAL PURPOSES AND USE INCLUDING PASTURES. DRIVEWAY MAINTENANCE IS ALSO ALLOWED IN THIS AREA. DEED RESTRICTION AREA IS LIMITED TO FOREST USE WITH NO SOIL DISTURBANCES.

PLAN REFERENCES:

- "PROPOSED SUBDIVISION FOR JOHN AND DORIS RILEY, SECOND CROWN POINT ROAD, STRAFFORD, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED FEBRUARY 12, 1998 AND RECORDED AT THE S.C.R.D. AS PLAN 51-81.
- "PROPOSED SUBDIVISION FOR JOHN AND DORIS RILEY, SECOND CROWN POINT ROAD, STRAFFORD, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED MAY 26, 1988 AND RECORDED AT THE S.C.R.D. AS PLAN 35-128.
- "SEPTIC SYSTEM DESIGN, MAP 19 LOT 17-1A, STRAFFORD, N.H., 849A SECOND CROWN POINT ROAD FOR DAL & JOANNE RILEY TRUST" PREPARED BY GROOVER SEPTIC DESIGN DATED JANUARY 2019, STATE OF N.H. APPROVAL #eCA2019011615 AND AMENDED #eCA2019011615-A.
- "AES ENVIRO SEPTIC SYSTEM DESIGN PREPARED FOR DAL RAY & JOANNE RILEY ON A LOT IDENTIFIED AS TAX MAP 19 LOT 17-1A LOCATED T SECOND CROWN POINT ROAD, STRAFFORD, NH" PREPARED BY ROBERT E. TALON DATED JUNE 23, 2020, REVISED AUGUST 4, 2020, STATE OF N.H. APPROVAL #eCA2020082001.
- "SUBDIVISION OF LAND, CROSS ROAD, STRAFFORD, N.H. FOR TRAVIS J. PELLETER, SR." PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED FEBRUARY 2001 AND RECORDED AT THE S.C.R.D. AS PLAN 62-80.
- "SUBDIVISION OF LAND, CROSS ROAD, STRAFFORD, N.H. FOR DONALD B. RHODES" PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED AUGUST 2001 AND RECORDED AT THE S.C.R.D. AS PLAN 64-95.

CALCULATIONS:

TOTAL LOT AREA:	1,931,040 Square Feet OR 44.33 Acres
TOTAL WETLANDS:	307,800± Square Feet OR 7.07± Acres
SLOPES <25%:	77,990± Square Feet OR 1.79± Acres
TOTAL BUILDABLE AREA:	1,545,340 Square Feet OR 35.48 Acres

OPEN SPACE REQUIREMENTS:

BUILDABLE AREA X 40%:	618,100 Square Feet OR 14.19 Acres
NON-BUILDABLE AREA X 80%:	308,630 Square Feet OR 7.08 Acres
MINIMUM AREA REQUIRED:	926,730 Square Feet OR 21.27 Acres
OPEN SPACE AREA PROVIDED:	33.61 Acres

ZONING NOTES:

ZONE: AGRICULTURAL-RESIDENTIAL DISTRICT REQUIREMENTS:
MINIMUM LOT SIZE: 2 Acres*
MINIMUM ROAD FRONTAGE: 200 Feet
MINIMUM FRONT YARD: 40 Feet
MINIMUM SIDE & REAR YARD: 25 Feet
*NO PORTION OF WETLANDS OR SLOPES GREATER THAN 25% CAN BE USED FOR MINIMUM LOT SIZE.

SHEET INDEX

- Sheet 1 Riley Conservation Subdivision
 - Sheet 2 Topographic Plan *
 - Sheet 3 Conceptual Subdivision *
- * Not to be recorded at the S.C.R.D.

CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."
A survey Traverse Error of Closures were Loop #1: 1 in 30,801 and Loop #2: 1 in 24,654.

Raymond A. Bisson
Raymond A. Bisson, LLS #931
October 14, 2023
Dated

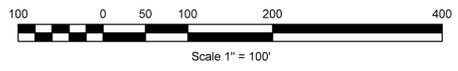


APPROVED, Planning Board
Town of Strafford, N.H.
Approved Date: _____
Chairman: _____

LEGEND:

NOW OR FORMERLY	N/F
STRAFFORD COUNTY REGISTRY OF DEEDS	S.C.R.D.
IRON PIPE/IN	DRILL HOLE
UTILITY POLE	WELL
WETLAND	
STONEWALL	
PROPERTY LINE	
ADJUTER PROPERTY LINE	
EDGE RIGHT OF WAY	
EDGE OF PAVEMENT	
BROOK	
EDGE OF WETLAND	
BUILDING SETBACK	
SEPTIC SETBACK (75')	
4K SEPTIC AREA	

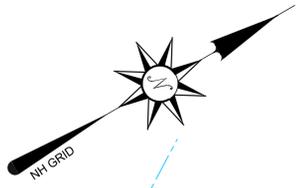
REV	DATE	STATUS
B	10/14/2023	ADDED DEED RESTRICTION AREAS AND NOTE #11
A	9/1/2023	REVISED NOTES #2 & #5, ADDED MISSING CULVERT



RILEY CONSERVATION SUBDIVISION
Located at:
845 2nd Crown Point Road, Strafford
Strafford County, New Hampshire
For:
Riley Trust of 2013
c/o Dal Ray Riley & Joanne D. Riley, Trustees
33 Dimes Road, Northwood, NH 03261

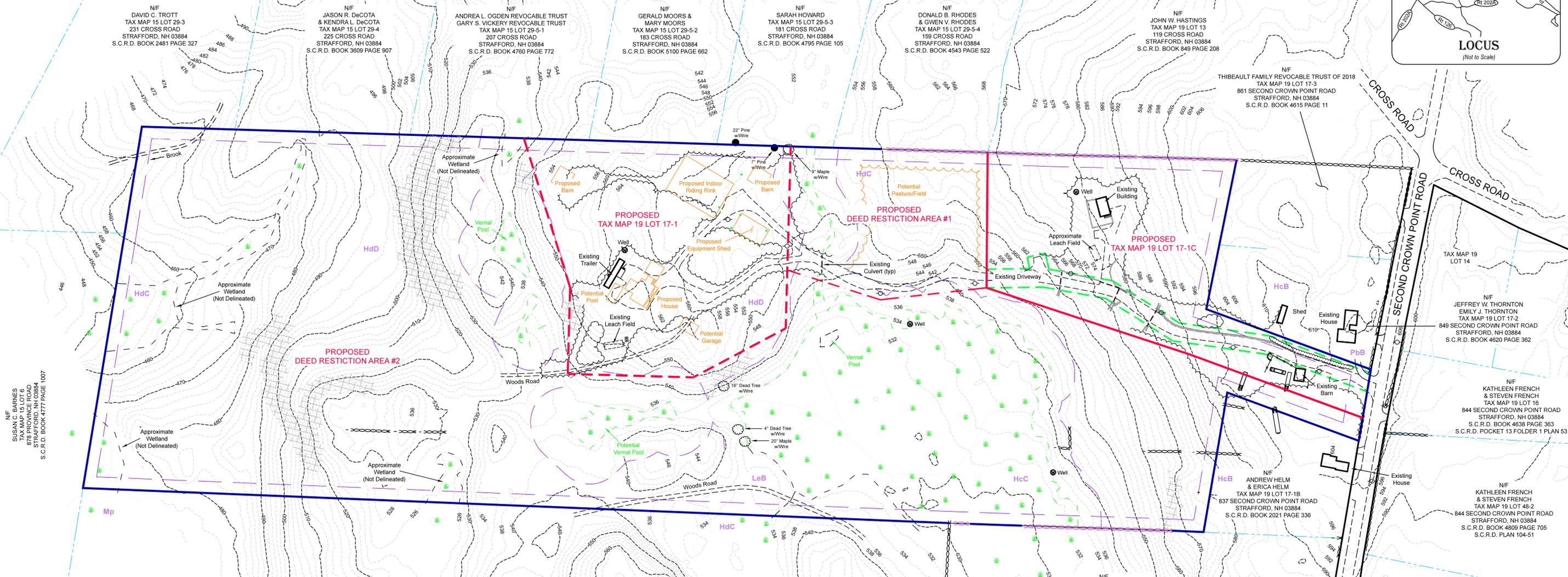
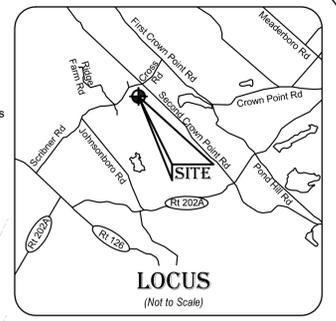
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 19 Lot 17-1	DRAWING NO: 20031 Conservation
SCALE: 1" = 100'	SHEET: 1 of 3
PROJECT NO: 20031	DATE: August 4, 2023



SOILS (Per Web Soil Survey):

- HcB: Hollis-Charlton fine sandy loams, 3 to 8 percent slopes
- HcC: Hollis-Charlton fine sandy loams, 8 to 15 percent slopes
- HcD: Hollis-Charlton very rocky fine sandy loams, 3 to 8 percent slopes
- HcE: Hollis-Charlton very rocky fine sandy loams, 8 to 15 percent slopes
- HcF: Hollis-Charlton extremely rocky fine sandy loams, 8 to 25 percent slopes
- PbB: Paxton fine sandy loam, 3 to 8 percent slopes
- LeB: Leicester very stony fine sandy loams, 3 to 8 percent slopes
- LrB: Leicester-Ridgebury fine sandy loams, 3 to 8 percent slopes
- Mp: Freetown and Swansea mucky peats, 0 to 2 percent slopes



NOTES:

1. OWNERS OF RECORD:
RILEY TRUST OF MAY 2013
S.C.R.D. BOOK 4169 PAGE 419
DATED SEPTEMBER 30, 2013
2. TOTAL EXISTING AREA:
1,931,040 SQUARE FEET / 44.33 ACRES
THE SITE IS NOT IN CURRENT USE
3. BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE NAD 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN MAY 2023.
4. SECOND CROWN POINT ROAD IN THIS LOCATION IS ASSUMED TO HAVE A 3 ROD WIDTH RIGHT OF WAY. EXISTING SURVEY PLANS AND HISTORIC STONEWALLS WERE USED FOR THE EDGE RIGHT OF WAY.
5. THE PROPOSED NEW LOT 17-1 WILL HAVE A 40 FOOT WIDE RIGHT OF WAY FOR ACCESS AND UTILITIES OVER AND ACROSS PROPOSED LOT 17-1C. SAID DRIVEWAY WILL BE MAINTAINED JOINTLY FROM SECOND CROWN POINT ROAD TO THE DRIVEWAY SPLIT.
6. THE AREA OUTSIDE THE EXCLUSION AREA, WILL HAVE A CONSERVATION EASEMENT PLACED ONTO TO IT PROHIBITING FUTURE DIVISIONS AND DEVELOPMENT.
7. THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 190 OF 405, MAP NUMBER 33017C00190D EFFECTIVE DATE MAY 17, 2005."
8. EACH LOT WILL BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
9. BASED UPON THE TRIP GENERATION STANDARDS ("TRIP GENERATION" INSTITUTE OF TRANSPORTATION ENGINEERING, 6TH EDITION, VOL. 2), THE AVERAGE SINGLE FAMILY TRIPS PER DAY IS 10. THIS SUBDIVISION WOULD PRODUCE 10 ADDITIONAL TRIPS PER DAY ON AVERAGE.
10. THE "TOPOGRAPHIC PLAN", SHEET #2 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE STRAFFORD TOWN OFFICE.
11. THE DEED RESTRICTION AREA #1 ALLOWS FOR AGRICULTURAL PURPOSES AND USE INCLUDING PASTURES, DRIVEWAY MAINTENANCE IS ALSO ALLOWED IN THIS AREA. DEED RESTRICTION AREA IS LIMITED TO FOREST USE WITH NO SOIL DISTURBANCES.

PLAN REFERENCES:

1. "PROPOSED SUBDIVISION FOR JOHN AND DORIS RILEY, SECOND CROWN POINT ROAD, STRAFFORD, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED FEBRUARY 12, 1998 AND RECORDED AT THE S.C.R.D. AS PLAN 51-81.
2. "PROPOSED SUBDIVISION FOR JOHN AND DORIS RILEY, SECOND CROWN POINT ROAD, STRAFFORD, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED MAY 26, 1988 AND RECORDED AT THE S.C.R.D. AS PLAN 35-128.
3. "SEPTIC SYSTEM DESIGN, MAP 19 LOT 17-1A, STRAFFORD, N.H., 849A SECOND CROWN POINT ROAD FOR DAL & JOANNE RILEY TRUST" PREPARED BY GROOVER SEPTIC DESIGN DATED JANUARY 2019, STATE OF N.H. APPROVAL #CA2019011615 AND AMENDED #CA2019011615-A.
4. "AES ENVIRO SEPTIC SYSTEM DESIGN PREPARED FOR DAL RAY & JOANNE RILEY ON A LOT IDENTIFIED AS TAX MAP 19 LOT 17-1A LOCATED T SECOND CROWN POINT ROAD, STRAFFORD, NH" PREPARED BY ROBERT E. TALON DATED JUNE 23, 2020, REVISED AUGUST 4, 2020, STATE OF N.H. APPROVAL #CA2020082001.
5. "SUBDIVISION OF LAND, CROSS ROAD, STRAFFORD, N.H. FOR TRAVIS J. PELLETIER, Sr." PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED FEBRUARY 2001 AND RECORDED AT THE S.C.R.D. AS PLAN 62-80.
6. "SUBDIVISION OF LAND, CROSS ROAD, STRAFFORD, N.H. FOR DONALD B. RHODES" PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED AUGUST 2001 AND RECORDED AT THE S.C.R.D. AS PLAN 64-95.

CALCULATIONS:

TOTAL LOT AREA:	1,931,040 Square Feet OR 44.33 Acres
TOTAL WETLANDS:	307,800± Square Feet OR 7.07± Acres
SLOPES <25%:	77,990± Square Feet OR 1.79± Acres
TOTAL BUILDABLE AREA:	1,545,340 Square Feet OR 35.48 Acres

OPEN SPACE REQUIREMENTS:

BUILDABLE AREA X 40%:	618,100 Square Feet OR 14.19 Acres
NON-BUILDABLE AREA X 80%:	308,630 Square Feet OR 7.08 Acres
MINIMUM AREA REQUIRED:	926,730 Square Feet OR 21.27 Acres
OPEN SPACE AREA PROVIDED:	33.61 Acres

ZONING NOTES:

ZONE: AGRICULTURAL-RESIDENTIAL DISTRICT

REQUIREMENTS:

- MINIMUM LOT SIZE: 2 Acres*
- MINIMUM ROAD FRONTAGE: 200 Feet
- MINIMUM FRONT YARD: 40 Feet
- MINIMUM SIDE & REAR YARD: 25 Feet
- *NO PORTION OF WETLANDS OR SLOPES GREATER THAN 25% CAN BE USED FOR MINIMUM LOT SIZE.

LEGEND:

NOW OR FORMERLY STRAFFORD COUNTY REGISTRY OF DEEDS	N/F
IRON PIPE/PIN	DRILL HOLE
UTILITY POLE	WELL
WETLAND	
STONEWALL	
PROPERTY LINE	
ABUTTER PROPERTY LINE	
EDGE RIGHT OF WAY	
EDGE OF PAVEMENT	
BROOK	
EDGE OF WETLAND	
BUILDING SETBACK	
SEPTIC SETBACK (75')	
4K SEPTIC AREA	
TOPOGRAPHIC CONTOUR	
PROPOSED CONTOUR	
WEB SOIL SURVEY SOIL LIMIT	
WEB SOIL SURVEY SOIL TYPE	HcC
STEEP SLOPE AREA	



WETLAND NOTE:

On May 26, 2023, the wetland boundary was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086 on a limited portion of the property owned by Riley Trust of 2013. Sequentially numbered pink and black striped flags (A1-A19, B1-B19, C1-C19, D1-D11, E1-E3, & F1-F10) were placed along the wetland boundary. These flags were surveyed by Stonewall Surveying and placed onto the base map.

The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual*, (1987) along with the required *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual - Northeast and Northcentral Region*, Version 2, January 2012).

While an official vernal pool investigation was not conducted there were primary vernal pool indicator species observed on May 26, 2023 in the following areas. One ponded area in the "A" series and the "F" series wetland. The "C" series had ponded portions that are potential vernal pools but no primary indicator species were observed during the delineation.

The delineation was conducted primarily for planning on proposed Tax Map 19 Lot 17-1C as well as the area labeled proposed 5.51 acre exclusion area and the existing gravel access driveway serving these areas. Areas labeled "approximate wetland (not delineated)" were not visited by the wetland scientist and were derived by mapping using Lidar contour data and observations made during the boundary survey.

CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

A survey Traverse Error of Closures were Loop #1: 1 in 30,801 and Loop #2: 1 in 24,654.

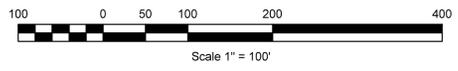
Raymond A. Bisson
Raymond A. Bisson, LLS #931
October 14, 2023
Dated



APPROVED, Planning Board
Town of Strafford, N.H.

Approved Date: _____

Chairman: _____



REV	DATE	STATUS
B	10/14/2023	ADDED DEED RESTRICTION AREAS AND NOTE #11
A	9/1/2023	REVISED NOTES #2 & #5, ADDED MISSING CULVERT

TOPOGRAPHIC PLAN
Located at:
845 2nd Crown Point Road, Strafford
Strafford County, New Hampshire
For:
Riley Trust of 2013
c/o Dal Ray Riley & Joanne D. Riley, Trustees
33 Dimes Road, Northwood, NH 03261

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO:
Tax Map 19 Lot 17-1

DRAWING NO:
20031 Conservation

SCALE: 1" = 100'

SHEET: 2 of 3

PROJECT NO: 20031

DATE: August 4, 2023